

Chapter 18.24

CC-R CENTRAL COMMERCIAL/RESIDENTIAL DISTRICT

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18.24.010 Purpose of district.

The purposes of this CC-R central commercial/residential mixed-use district are to:

- A. Implement the policies of the Downtown Design Plan;
- B. Preserve the older architectural styles in the city;
- C. Provide for an increased variety and intermixture of residential and commercial activities in the downtown area; and
- D. Conserve existing housing stock. (Ord. 559 N.S. § A (part), 1981)

18.24.020 Permitted uses.

The following uses shall be permitted in the CC-R district:

- A. Single-family attached or detached, duplex and multifamily dwellings at a density of one dwelling per two thousand four hundred square feet or greater. No new residential units shall be allowed on the area bounded by Second Street, Depot Street, Fourth Street and Monterey Road, except as part of mixed use projects;
- B. Retail stores;
- C. Office and business service establishments;
- D. Restaurants;
- E. Medical clinics;

- F. Professional and administrative offices;
- G. Schools;
- H. Financial businesses;
- I. Personal service;
- J. Small family day care;
- K. Commercial recreation uses 3,000 sq. ft. or less in area (exclusive of parking).
(Ord. 1215 N.S. § 25, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 783 N.S. § 3 (part), 1986; Ord. 559 N.S. § A (part), 1981)

18.24.030 Accessory uses.

The following accessory uses are permitted in the CC-R district:

- A. All uses customarily appurtenant to a permitted residential use. (Ord. 559 § A (part), 1981)

18.24.040 Conditional uses.

The following uses may be conditionally allowed in the CC-R district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Nightclubs, theaters and bars;
- B. Convenience markets;
- C. Drive-in establishments;
- D. Commercial and office uses occupying in excess of fifty percent of the allowable floor area ratio;
- E. Any other use which the planning commission finds to be similar in nature to the permitted or conditional uses specified in this chapter for the CC-R zoning district;
- F. Commercial and residential uses permitted by Section 18.24.020, contained in one structure or parcel;
- G. Nursery school and day care facilities;
- H. Commercial recreation uses greater than 3,000 sq. ft. in area. (Ord. 1307 N.S. § 5, 1996; Ord. 1215 N.S. § 26, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 846 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

18.24.050 Site development standards.

The following site development standards shall apply in the CC-R district:

- A. Minimum lot area, six thousand square feet;
- B. Minimum lot width, fifty feet. Minimum lot width for two or more dwellings shall be sixty feet;
- C. Minimum lot depth, one hundred feet;
- D. Maximum building coverage, seventy-five percent;
- E. Minimum setbacks, commercial: *
 - 1. Front, zero feet,*
 - 2. Rear, zero feet,*
 - 3. Side, zero feet;*

* Unless adjacent to a residential use, in which case the setback shall be a minimum of twenty-five feet or a distance deemed appropriate by the community development director after reviewing specific site planning and architectural considerations;

- F. Minimum setbacks, residential:*

- 1. Front, twenty-five feet,*
- 2. Rear, twenty feet,*
- 3. Side, five feet;*

* Unless part of a planned development, in which case setbacks may vary in accordance with the approved design layout;

- G. Maximum height, three stories or thirty-five feet;

H. Side street side yard for residential development. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;

I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 1135 N.S. § 32, 1993; Ord. 1111 N.S. § 14, 1992; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 783 N.S. § 3 (part), 1986; Ord. 745 N.S. § 2, 1985; Ord. 559 N.S. § A (part), 1981)

18.24.060 Commercial uses--Performance standards.

In order to achieve residential compatibility with existing dwellings in the CC-R zoning district, the following standards shall apply when proposed commercial uses abut residential property:

- A. A trip generation figure of not more than ten trips per one hundred square feet of floor area must be characteristic of the proposed use.

- B. Landscaping, including vegetative screening of the use from adjacent residential structures, shall account for a minimum of ten percent of the lot area.
- C. Noise levels emanating from the commercial enterprise may not exceed sixty dBA at the property perimeter.
- D. Commercial structures must be designed at a residential scale.
- E. Hours of business operation must be compatible with a residential environment. Should a commercial use be active during the evening hours, noise levels shall not exceed forty-five dBA, as measured at the property boundary.
- F. All proposed commercial use conversion or commercial building expansion shall be subject to site and architectural plan approval by the community development director. Minimum front yard setback standards shall be increased by up to twenty-five feet if it is found necessary to maintain the residential character of the neighborhood in which the use conversion or building expansion is proposed. (Ord 1111 § 15, 1992; Ord. 559 N.S. § A (part), 1981)

18.24.070 Other required conditions.

- A. Architectural and site plan approval by the community development director shall be required for construction of any residential dwelling which would result in the establishment of two or more dwellings on any parcel with a street frontage less than sixty feet or an area less than six thousand square feet.
- B. All new residential construction shall conform with provisions of the housing replacement program as set out in Chapter 15.30 of this title.
- C. Residential development control system approval is required for all residential development in accordance with Chapter 18.78 of this title. (Ord. 1111 N.S. § 16, 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. § 29, 1989; Ord. 783 N.S. § 3 (part), 1986)